

## CITY COUNCIL RESOLUTION NO. 11-\_\_\_\_\_

A RESOLUTION APPROVING A LARGE LOT TENTATIVE MAP FOR PLAN AREA 1  
OF THE BALTIMORE RAVINE SPECIFIC PLAN (FILE: SUB 07-2)

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THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY FIND, RESOLVE  
AND ORDER AS FOLLOWS:

SECTION 1. The City Council held a properly noticed public hearing at its regular meeting of February 28, 2011 to consider the Baltimore Ravine Specific Plan (BRSP) and Study Area project, which is proposed for the 406-acre Urban Reserve area situated in southwest Auburn. The proposal includes approval of a Large Lot Tentative Subdivision Map which creates a total of seventeen (17) parcels that are consistent with the land use plan in Plan Area 1 of the BRSP.

SECTION 2. The City of Auburn City Council has considered all of the evidence submitted into the administrative record including:

1. Agenda reports prepared by the Community Development Department for the January 13, 2011 and February 28, 2011 City Council meetings, and for the December 15, 2009, July 13, 2010, September 21, 2010, November 16, 2010, February 1, 2011, and February 15, 2011 Planning Commission meetings.
2. Staff presentations at the public hearings held on January 13, 2011 and February 28, 2011.
3. Documents submitted by the applicant including but not limited to the BRSP, Large Lot Tentative Map, and photographs.
4. All public notices in conjunction with the Project.

- 1           5. All reports, studies, memoranda, maps, and other planning
- 2           documents relating to the Project prepared by the City, the City's
- 3           consultants, or responsible or trustee agencies with respect to the
- 4           City's compliance with the requirements of CEQA and with respect
- 5           to the City's action on the Project.
- 6           6. Public comments, written and oral, received and/or submitted at or
- 7           prior to the public hearing, supporting and/or opposing the
- 8           applicant's request.
- 9           7. All related documents received and/or submitted at or prior to the
- 10          public hearing.
- 11          8. Any minutes or transcripts of public meetings held by the City for
- 12          the Project.
- 13          9. All findings and resolutions adopted by the City in connection with
- 14          the Project.
- 15          10. Matters of common knowledge to the City, including, but not
- 16          limited to federal, state, and local laws and regulations.
- 17          11. The City of Auburn General Plan, Zoning Ordinance, and all other
- 18          applicable regulations and codes.
- 19          12. The Environmental Impact Report and all related documents.
- 20

21           SECTION 3. CEQA. Because the Auburn City Council approved  
22 Resolution 11-\_\_\_ certifying the BRSP Environmental Impact Report, which  
23 analyzed the approvals contemplated by this resolution, the ultimate approval  
24 of actions contemplated by this resolution complies with the California  
25 Environmental Quality Act.

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1        SECTION 4. On January 13, 2011, the Auburn City Council denied the  
2 appeal filed by Mark Smith against approval of the Large Lot Tentative  
3 Subdivision Map proposed for Plan Area 1 of the BRSP.  
4

5        SECTION 5. Findings. In view of all of the evidence and based on the  
6 foregoing findings, and the reasons set forth in the Environmental Impact  
7 Report, the City of Auburn City Council finds the Planning Commission  
8 properly made all applicable findings and all applicable provisions of the  
9 Municipal Code have been complied with. The City Council further finds the  
10 following for the Baltimore Ravine Specific Plan Large Lot Tentative Map:  
11

- 12        1. The proposed subdivision is consistent with the Auburn General  
13 Plan and the Baltimore Ravine Specific Plan.
- 14        2. The design or improvement of the proposed subdivision is  
15 consistent with the objectives, policies, general land uses, and  
16 programs specified in the Auburn General Plan and the Baltimore  
17 Ravine Specific Plan.
- 18        3. The site is physically suitable for the proposed development.
- 19        4. The site is physically suitable for the proposed density of  
20 development.
- 21        5. The design of the subdivision or the proposed improvements is not  
22 likely to cause substantial environmental damage or substantially  
23 and avoidably injure fish or wildlife or their habitat.
- 24        6. The design of the subdivision or improvements is not likely to cause  
25 serious public health problems.
- 26        7. The design of the subdivision or the type of improvements will not  
27 conflict with easements, acquired by the public at large, for access  
28 through or use of, property within the proposed subdivision.

- 1 8. The site for the proposed use is adequate in size, shape, and  
2 topography for the proposed uses.
- 3 9. The site has sufficient access to streets which are adequate, in  
4 width and pavement type, to carry the quantity and quality of  
5 traffic generated by the proposed use as demonstrated by the  
6 traffic analysis in the EIR and by virtue of the on-site private street  
7 network depicted on the tentative tract map. The streets within  
8 the tract meet City standards.
- 9 10. The proposed use will not unreasonably interfere with the use,  
10 possession and enjoyment of surrounding and adjacent properties  
11 for the reasons stated in the Findings of Fact.
- 12 11. The public interest, convenience, and necessity require that use be  
13 permitted at the location requested for the reasons stated in the  
14 Findings of Fact.

15  
16 SECTION 6. The time in which to seek judicial review of this decision  
17 shall be governed by Code of Civil Procedure Section 1094.6. The City Clerk  
18 shall certify to the adoption of this resolution, transmit copies of the same to  
19 the applicant and his counsel, if any, together with a proof of mailing in the  
20 form required by law and shall enter a certified copy of this resolution in the  
21 book of resolutions of the City.

22  
23 DATED: February 28, 2011

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26 \_\_\_\_\_  
William W. Kirby, M.D., Mayor  
27  
28

1 ATTEST:

2  
3 \_\_\_\_\_  
4 Joseph G. R. Labrie, City Clerk  
5

6 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify  
7 that the foregoing resolution was duly passed at a special meeting of the City  
8 of Auburn City Council held on February 28, 2011 by the following vote on  
9 roll call:

10 Ayes:

11 Noes:

12 Absent:

13 \_\_\_\_\_  
14 Joseph G. R. Labrie, City Clerk  
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# EXHIBIT A

## BALTIMORE RAVINE

TENTATIVE LARGE LOT MAP

A PORTION OF

SECTION 21, T.12 N., R.8 E., M.D.M.

CITY OF AUBURN

PLACER COUNTY, CALIFORNIA

SCALE: 1"=550' SEPTEMBER 8, 2010

**ANDREGG  
GEOMATICS**

100-440-7871  
X:\Users\j292011\My Documents\1292011TPM-CI\_2011.dwg

PREPARED AT THE REQUEST OF:  
STEPHEN DES JARDINS - BALTIMORE RAVINE, LLC

DATE OF AERIAL PHOTOGRAPHY:  
3/09/2007

PORTIONS COMPILED AT 1"=50' WITH A 2 FOOT CONTOUR INTERVAL  
PORTIONS COMPILED AT 1"=100' WITH A 5 FOOT CONTOUR INTERVAL

BOUNDARY SHOWN HEREON...  
XXX

HORIZONTAL DATUM:  
VERTICAL DATUM:

LOCAL GROUND COORDINATES WITH TIES TO NAD83(1983) CA HPON  
NAD83 BASED ON BENCH MARK X-5-247; ELEV: 1278.54

### SURVEYOR

ANDREGG GEOMATICS  
11881 BLOCKER DRIVE, SUITE 200  
AUBURN, CA 95603

### OWNERS

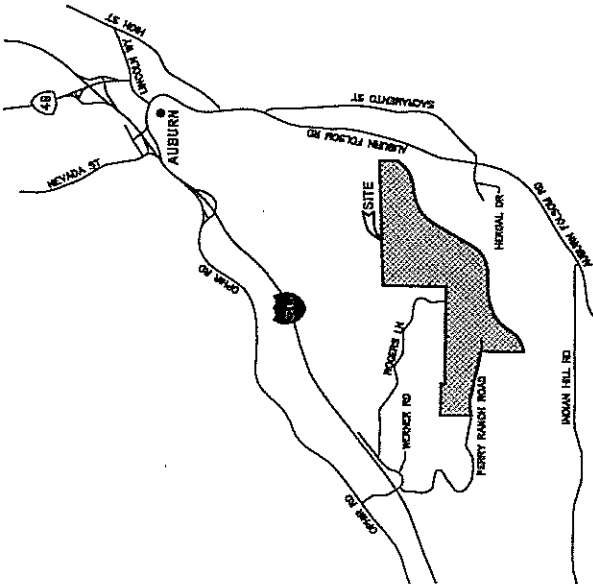
APN: 040-350-010, 040-350-055,  
040-350-058 & 040-380-005  
BALTIMORE RAVINE INVESTORS, LLC  
130 DIAMOND CREEK PLACE #1  
ROSEVILLE, CA 95747

APN: 040-350-033  
JOHN M. & MARY LOU HAWKINS  
723 PERRY RANCH ROAD  
AUBURN, CA 95603

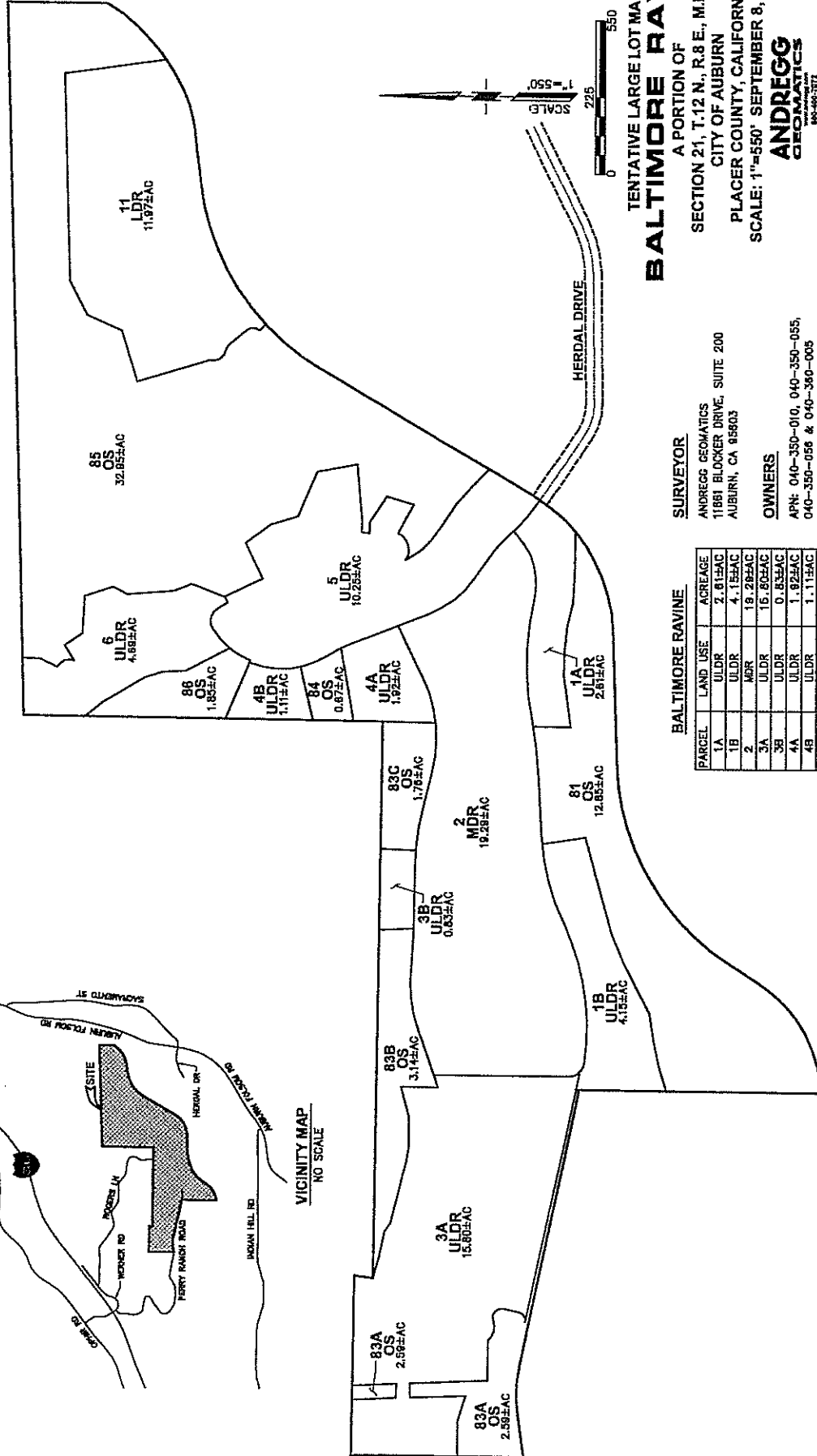
APN: 040-350-034  
RICHARD GENE & DIANE L. DAVIS, TRUSTEES  
725 PERRY RANCH ROAD  
AUBURN, CA 95603

### BALTIMORE RAVINE

PARCEL	LAND USE	ACREAGE
1A	ULDR	2.81±AC
1B	ULDR	4.15±AC
2	MDR	19.28±AC
3A	ULDR	15.80±AC
3B	ULDR	0.83±AC
4A	ULDR	1.92±AC
4B	ULDR	1.11±AC
5	ULDR	10.25±AC
6	ULDR	4.98±AC
11	LDR	11.97±AC
81	OS	12.85±AC
83A	OS	2.59±AC
83B	OS	3.14±AC
83C	OS	1.78±AC
84	OS	0.87±AC
85	OS	32.85±AC
86	OS	1.82±AC
TOTAL AREA:		128.56±AC



VICINITY MAP  
NO SCALE



# EXHIBIT B

## CONDITIONS OF APPROVAL

### BALTIMORE RAVINE SPECIFIC PLAN LARGE LOT MAP FOR PLAN AREA 1 (FILE: SUB 07-2)

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**Section 1. Conditions of Approval.** In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn City Council hereby approves the Large Lot Tentative Map (SUB 07-2) for Plan Area 1 of the Baltimore Ravine Specific Plan subject to the following conditions of approval:

#### LARGE LOT TENTATIVE MAP (SUB 07-2)

1. The Large Lot Tentative Map for Plan Area 1 of the Baltimore Ravine Specific Plan (BRSP) shall be consistent with the **Exhibits A and B**. Minor modifications may be approved subject to review and approval by the Community Development Director and the Director of Public Works.
2. The Large Lot Tentative Map shall not be effective unless the General Plan Amendment, Specific Plan Amendment, and Rezone are approved and have become effective. The Large Lot Tentative Map shall expire three years from the date that the General Plan Amendment, Specific Plan Amendment and Rezone are effective, unless the project has been effectuated or the applicant requests a time extension that is approved by the Auburn Community Development Department.
3. All applicable conditions of the "Development Agreement by and between The City of Auburn and Baltimore Ravine Investors, LLC" herein referred to as the Development Agreement, shall be complied with as a condition of this Tentative Map Approval.
4. The Large Lot Tentative Map is subject to the Mitigation Monitoring Program approved in association with the project Environmental Impact Report. All Mitigation Measures that apply to the project's impacts shall be considered Conditions of Approval of the project, as may be further refined or clarified by these Conditions of Approval.
5. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this permit, or the activities conducted pursuant to this permit. Accordingly, to the fullest extent permitted by law, the Applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this permit, or the activities conducted pursuant to this permit. The Applicant shall pay such